



Order Filed on January 11, 2023  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

**UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF NEW JERSEY**

**Caption in compliance with D.N.J. LBR 9004-1(b)**

**HILL WALLACK LLP**

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*Attorneys for Tamarac Lakes Association, Inc.*

In Re:

John J. Neely, Jr.,  
  
Debtors.

Chapter: 13

Case No.: 18-24930 (MBK)

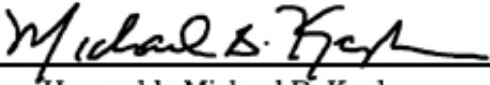
Judge: Michael B. Kaplan, C.U.S.B.J.

Hearing: January 11 2023 at 9:00 a.m.

**CONSENT ORDER RESOLVING MOTION FOR RELIEF FROM AUTOMATIC STAY  
STAY FILED BY TAMARAC LAKES ASSOCIATION, INC.**

The relief set forth on the following page numbered two (2) is hereby **ORDERED**.

**DATED: January 11, 2023**

  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

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Debtors: John J. Neely

Case No: 18-24930-MBK

Caption: Consent Order Resolving Motion for Relief From Automatic Stay and Co-Debtor Stay

Applicant:	<u>Tamarac Lakes Association, Inc.</u>
Applicant's Counsel:	<u>Amani S. Abdellah, Esq. (Hill Wallack LLP)</u>
Debtor's Counsel:	<u>Stacey L. Mullen, Esq.</u>
Property Involved ("Collateral"):	<u>102 Woodthrush Trail West, Medford, NJ 08055</u>

THIS MATTER having been opened to the Court by Hill Wallack LLP attorneys for Creditor, Tamarac Lakes Association, Inc. (the "Association"), for an Order granting the Association relief from the automatic stay and co-debtor stay with respect to real property located at 102 Woodthrush Trail West, Medford, NJ 08055 (the "Property") as to unpaid post-petition common expense assessments and fees, and Stacey L. Mullen, Esq. appearing on behalf of the Debtors, and the parties consenting to the entry of the within order resolving the Association's motion; it is hereby

ORDERED that

1. Debtor's current post-petition arrears through December 31, 2022 is in the amount of \$1,650.00.
2. Debtor agrees to make six equal monthly installment payments of \$275.00, outside of the Chapter 13 Plan, beginning January 1, 2023, to cure the arrears.
3. Debtor also agrees that in addition to the monthly installment payments to cure the arrears, beginning January 1, 2023, the Debtor will pay the annual assessment and any other assessment or charge by the Association in accordance with the Association's governing documents outside of Debtor's Chapter 13 Plan.
4. If Debtor fails to comply with this Consent Order in any way, the Association may obtain an Order Vacating the Automatic Stay as to the Property by filing with a Certification in the Bankruptcy Court, specifying the Debtor's failure to comply with this Consent Order.

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Debtors: John J. Neely

Case No: 18-24930-MBK

Caption: Consent Order Resolving Motion for Relief From Automatic Stay and Co-Debtor Stay

At the time the Certification is filed with the court, a copy of the Certification shall be sent to the Chapter 13 Trustee, the Debtor, and the Debtor's attorney.

The undersigned consents to the form and entry of the within Order:

By: 

Stacey L. Mullen, Esq.

Attorney for John J. Neely, Jr. (Debtor)

By: 

Amani S. Abdellah, Esq.

Hill Wallack LLP

Tamarac Lake Association, Inc.